

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **February 14, 2005**

Members Present-

Richard Helms-Development Coordinator/Acting Chairperson, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Barry Ginn-Ginn Engineering, Michael Springstead-Springstead Engineering, Aimee Webb-Planner, Terry Neal-Attorney, Marie Keenum-911 Coordinator, and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from February 7, 2005. Mrs. Howard seconded the motion and the motion carried.

OLD BUSINESS-

None

NEW BUSINESS-

Florida Designer Cabinets Addition – Medium Development – Conceptual Review

Barry Mann, property owner, and David Springstead, Springstead Engineering, Inc., were present and requesting conceptual approval to construct a warehouse and office consisting of 4800 square feet. Staff comments were discussed and consisted of the following: impact fees, street address, existing zonings and land uses, urban expansion area, setbacks for new building, building detail information, septic tank/drain field locations, building separation, boundary map, fire control, proposed signs, outdoor lighting, screening requirements, solid waste disposal, agency permits or exemption letters, drainage retention information, trees of concern, and grass parking area information. The building separation will be 75'. Staff has no issues regarding fire control, but the applicant was asked to contact Mr. Burris with Fire Services to confirm any issues he may have, if any. The purpose of the new building is for storage. There is no proposed increase of employees. Traffic generation will not increase and the trip generation will decrease. Staff will research the need for impact fees. Engineer comments were discussed and consisted of the following: topographical contours, existing drainage patterns, existing well service, existing soils, proposed drainage patterns, and site table information. A traffic study or environmental study will not be needed. Letters from Florida Department of Transportation and Southwest Florida Water Management District are needed.

Mr. Ginn moved to approve the conceptual plans, subject to all comments being addressed on the revised plans. Mrs. Keenum seconded the motion and the motion carried.

Proposed Lighting Code Modifications

Ron Grant, Grant and Dzuro, was present and participated in this discussion. Mr. Grant was asked to provide staff with a copy of the lighting guidelines used in the Villages and a copy of Mr. Grant's suggested revisions to the proposed lighting regulations. The Villages require a photometric plan for their commercial projects. The Villages utilize up lighting on flagpoles, landscaped areas, and their elevated tanks. Mr. Ginn submitted his comments and suggested changes to the proposed lighting regulations, which were discussed. Profit generation, light fixture rent, and monthly bill maintenance were discussed. The need for outdoor lighting in commercial and industrial development areas was discussed regarding security purposes. Responsibility for maintenance of outdoor lighting was discussed. Existing street lighting requirements were discussed. All items discussed will be considered when the revisions are made and a rough draft will be provided for review.

Dumpster Pad and Enclosure Modifications

This item will be discussed at a later time.

The next meeting is scheduled for February 21, 2005.

Mr. Ginn moved to adjourn. Mrs. Keenum seconded the motion and the motion carried. Meeting adjourned at 3:45 PM.